

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- June 18, 2021**  
**VIRTUAL MEETING**

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: [WWW.CHICAGO.GOV/ZBA](http://WWW.CHICAGO.GOV/ZBA).

Approval of the minutes from the May 21, 2021 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the June 18, 2021 regular meeting of the Board.

**9:00 A.M.**

**SPECIAL USE EXTENSION REQUEST**

<b>176-20-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	5828 N Lincoln, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5824 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building.	

- **Withdrawn**

<b>177-20-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	5828 N. Lincoln Avenue	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5830 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a propose three-story, nine dwelling unit building.	

- **Approved**

**REGULAR CALL**

<b>233-21-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	Juan Rivera dba Legacy Barber College	
<b>OWNER:</b>	Broadmoor Partners	
<b>PREMISES AFFECTED:</b>	1546 W. Howard Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

- **Approved**

- **Approved**

- **Approved**

- **Approved with conditions**

• Continued to July 16, 2021

- **Approved with conditions**

WARD: 44

Application for a special use to establish residential use below the second floor for a proposed four-story rear addition and two new floors to the existing two-story, two dwelling unit building to be converted to a three-dwelling unit building with an attached three-car garage.

- WARD: 44

Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story rear addition and to add two new floors to the existing two-story, two dwelling unit building to be converted to a three-dwelling unit building with a three-car attached garage.

- WARD: 47**

Application for a variation to reduce the rear setback from the required 30' to 23' for a proposed four-story, fourteen dwelling unit building with a rooftop deck.

- WARD: 1**

Application for a variation to reduce the rear setback from the required 36' to 1.1', east side yard setback from 2' to zero, west to 0.1', combined side yard setback from 5' to 01.1' for a proposed stair connecting three-story deck to a proposed garage rooftop deck on the existing garage which serves the existing three-story, three-unit residential building.

- 3

- **Approved**

- **Approved**

- **Approved**

- Continued to July 16, 2021

- **Denied**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to September 17, 2021

- Continued to September 17, 2021

- **Approved**

- **Approved**

- **Approved**



- **Approved**

- **Approved**

- **Denied**

- **Approved**

- **Approved**

9

- **Approved**

- **Approved**

- Continued to September 17, 2021

- Continued to July 16, 2021

- Continued to July 16, 2021

10

- Continued to July 16, 2021

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to August 20, 2021

- Continued to August 20, 2021

- **Denied**

- **Denied**

- **Approved**

- **Withdrawn**

• Continued to August 20, 2021

• Continued to August 20, 2021

- **Approved with conditions**

- **Withdrawn**

**222-21-Z**

**ZONING DISTRICT: B1-2**

**WARD: 26**

**APPLICANT:**

3239 Division, LLC

**OWNER:**

Dickens Central Properties, Inc.

**PREMISES AFFECTED:**

3239 W. Division Street

**SUBJECT:**

Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,950 square feet for a proposed four-story, four dwelling unit building with roof deck, front and rear balconies, trash enclosures, attached two car garage and two car detached garage with roof deck.

- **Withdrawn**

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 115-21-Z, 122-21-Z, 107-21-S, 108-21-Z, 109-21-S, and 110-21-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its May 21, 2021 regular meeting, with the exception of Board Cal. Nos. 197-21-Z, 198-21-Z, and 135-21-S.

Adjournment.